

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of February 16, 2015

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Weld, Larsen, Pederson, Granlund, Seymour, Radabaugh,
Ms. Mitchell, Ms. Ebert

Staff Present: Messrs. Tufte, Noel, Ms. Ness

The meeting was chaired by Mr. Weld.

1. REZONING (Z-1556-15) – TR-1A to R-1, Vine Street and N. Clairemont Avenue

Mr. Tufte presented a request to rezone two parcels at 2408 and 2416 Vine Street from Temporary TR-1A to R-1 for single-family development. One lot has a residential home on it and the other is vacant. The rezoning is in order to obtain financing from a bank. The Comprehensive Plan indicates this area is appropriate for commercial use along Clairemont Avenue and for low-density residential to the west.

Applicant, Dan J. Schwaegel of 2408 and 2416 Vine Street, spoke in favor of the project and showed how a lot of the immediate area has R-2 for residential zoning. He preferred to have R-2 zoning instead of R-1.

John Berg, 2525 Vine Street, was in favor of the R-1 zoning because the neighborhood wants only single-family homes.

Mr. Berg read a notarized letter from Stanley and Donna Hays who live adjacent to the west of the project site at 2504 Vine Street. They were in favor of the rezoning to R-1.

Mr. Pederson moved to recommend approval of the property rezoning. Mr. Granlund seconded and the motion carried.

2. REZONING (Z-1557-15) – Zoning Code Amendment 18.65.030.B Sign Procedures

Mr. Tufte presented a request to amend 18.65.030.B of the Zoning Code to add alternative provisions for sign notices on rezonings involving multiple properties. The amendment allows practical alternative means approved by the Plan Commission to provide public notice and notice signs when there are large rezonings involved. For an example, an approach could be that signs are posted in prominent locations, letters sent out to impacted property owners, and an open house held for the public to attend.

Ms. Mitchell moved to recommend approval of the rezoning amendment. Ms. Ebert seconded and the motion carried.

3. **CURB CUT – S. Farwell Street, Christ Church Cathedral**

Ms. Ness presented a request for a 46'-10" curb cut access on S. Farwell Street. The drop-off pull-in/out zone is proposed to replace an existing handicap access. Alternative locations off the back alley of Lake Street are impractical and not safe. The drop-off would be at street-level, along with the main public sidewalk having sloped ramps back up to curb level. A sidewalk along the back of the drop-off is also being proposed. There is a concern that vehicles could block off the main street-level sidewalk. The median on Farwell Street does help to restrict traffic to one-way movements. The City has provided the applicant with alternative designs for the drop-off. One is a Y-turn lot and the other is an interior loop design. The alternatives provide better sight distance for avoiding oncoming traffic.

Dale Poynter with SDS Architects has been working with applicant, Christ Church Cathedral, to design a better ADA handicap access for years. The proposed drop-off has a convenient access to the front of the building where main activities take place. There is one ADA stall right now and the proposal makes this situation safer. The interior courtyard is the only area to make an improvement that is safe compared to the back alley and Lake Street sides of the property. The two options the City laid out were not preferred and would take up too much courtyard space. They would rather have the courtyard space be available for the bell tower and a future columbarium instead of a parking lot. When there is a funeral, a hearse is often times located on Farwell Street, which is unsafe. He presented a revised drop-off zone with room for one vehicle so the sidewalk is not blocked. They have worked to reduce the curb-cut from 60' down to 46'-10". Users of the facility could use the drop-off at any time, not just during peak times.

Commissioners were concerned that at peak demands the drop-off would create a waiting line on Farwell Street and block the main sidewalk. Mr. Granlund offered a different proposal. He recommended establishing two smaller sloped curb cuts that would direct traffic onto a drop-off pad zone at curb height. This would allow for improved sidewalk function and traffic visibility.

Mr. Tufte stated if the curb cuts are less than 30 feet, then the project could be administratively reviewed by staff and not need Commission approval.

Mr. Poynter stated they would think over Mr. Granlund's proposal and decide on what to do.

Ms. Mitchell moved to postpone the request. Mr. Radabaugh seconded and the motion carried.

4. **DISCUSSION/DIRECTION**

A. Comprehensive Plan, Plan Update

Mr. Tufte gave an update on the Comprehensive plan update. The sixth meeting was held recently and the Natural Resources, Parks, and Community Facilities draft chapters were reviewed. The Land Use and Growth Management chapter implementation action steps were presented. The purpose is to lay out projects for the next five to ten years and it essentially becomes staff's work program. Some examples of future projects noted were: a rezoning for the airport and associated development, seeking to incorporate town

peninsulas via boundary agreements, negotiating boundary agreements with Altoona and Lake Hallie for long term efficient development and services, and creating downtown design guidelines.

B. North River Fronts Plan update

Mr. Tufte stated staff has received a request to update the 2004 North River Fronts Neighborhood Plan. The Plan Commission reviews the request and sets out the process and timeline. The draft Comprehensive Plan identifies that a future neighborhood task force be formed to recommend possible neighborhood improvement strategies. This work will be helpful guidance for future neighborhood plans. Mr. Tufte stated there are other older neighborhood plans such as the Third Ward and North Side Hill that need updating.

Commissioners agreed that the North River Fronts Neighborhood Plan update should be placed on hold until the Comprehensive Plan update is finished and the Neighborhood Task Force has made progress. Older neighborhood plans that need updating should also take priority, if an active neighborhood association makes such a request.

C. Code Compliance Items

Commissioners discussed the City's policy on street trees in single-family developments and why there is a lack of uniformity. Mr. Tufte stated the City can relook at the policy in the Comprehensive Plan update and possibly include the project in the Natural Resources chapter's implementation section.

D. Future Agenda Items

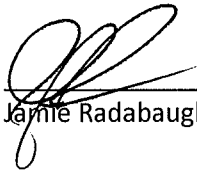
None.

E. Additions or Corrections to Minutes

None.

5. **MINUTES**

The minutes of the meeting of February 2, 2015 were approved.



Jamie Radabaugh, Secretary